



£199,950

Barnhouse Close, Pulborough

kw **MARTIN**
LUNDY-LESTER

Barnhouse Close Pulborough, RH20 2HT

This well proportioned flat sits on the top floor of a purpose built development, with glimpsed views towards the South Downs. Light and airy, there is a dual aspect living / dining room with kitchen leading off, perfect for entertaining family and friends. Both bedrooms are really good sizes and have built in cupboards. The shower room features an oversized, walk-in shower.

Offered with a long lease and a share of the freehold, the property is very economical to run, making it a great first time or investor buy. There is a large parking area, with gated access to Lower Street, with a range of shops, cafes, bars and takeaways all within walking distance. The village also has two supermarkets and a mainline railway station with direct routes to London and Gatwick. The communal courtyard to the rear has a drying area for washing and some benches for sitting out on in the sunshine.

A small children's play park will be found just around the corner and there are wonderful walks into The Wildbrooks from Barn House Lane close by.

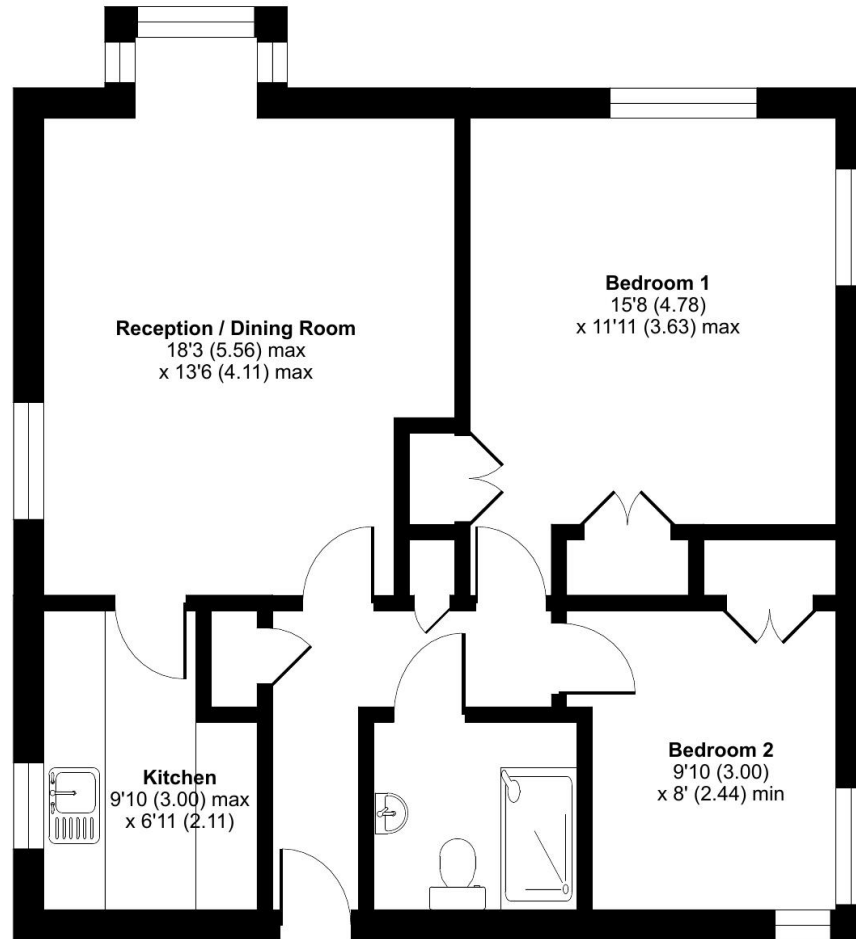




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Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Lundy-Lester Ltd. REF: 1280635



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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.